

076.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

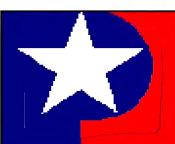
748,900 / 748,900

USE VALUE:

748,900 / 748,900

ASSESSED:

748,900 / 748,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22		COLLEGE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SIMONEAU ERIC J &	
Owner 2: ECHEVERRI ADRIANA	
Owner 3:	
Street 1: 22 COLLEGE AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ADAMIAN JOHN J & VARSANIE C/TRS -	
Owner 2: ADAMIAN REVOCABLE LIVING TRUST -	
Street 1: 22 COLLEGE AVENUE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Brick Veneer Exterior and 1926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	1	Level
Street		
Gas:		

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6610.000	314,400	1,700	432,800	748,900

Legal Description	
User Acct	48148
GIS Ref	
GIS Ref	
Insp Date	11/07/18

Entered Lot Size
Total Land:
Land Unit Type:

16338!

## USER DEFINED

Prior Id # 1: 48148

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT		Parcel ID	076.0-0004-0002.0
Tax Yr	Use	Cat	
2022	101	FV	314,400
			1700
			6,610.
			432,800
			748,900
			Year end
			12/23/2021
2021	101	FV	303,100
			1700
			6,610.
			432,800
			737,600
			Year End Roll
			12/10/2020
2020	101	FV	303,000
			1700
			6,610.
			432,800
			737,500
			Year End Roll
			12/18/2019
2019	101	FV	239,200
			0
			6,610.
			401,900
			641,100
			641,100 Year End Roll
			1/3/2019
2018	101	FV	239,200
			0
			6,610.
			401,900
			641,100
			641,100 Year End Roll
			12/20/2017
2017	101	FV	239,200
			0
			6,610.
			352,400
			591,600
			591,600 Year End Roll
			1/3/2017
2016	101	FV	239,200
			0
			6,610.
			321,500
			560,700
			560,700 Year End
			1/4/2016
2015	101	FV	223,800
			0
			6,610.
			284,400
			508,200
			508,200 Year End Roll
			12/11/2014

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5	- Cape			Full Bath: 1	Rating: Average														
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3	- BrickorStone			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall: 1	- Wood Shingl 30 %			OthrFix:	Rating:														
Roof Struct: 1	- Gable			Kits: 1	Rating: Very Good														
Roof Cover: 1	- Asphalt Shgl			A Kits:	Rating:														
Color: CREAM				Frl:	Rating:														
View / Desir:				WSFlue:	Rating:														
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>												1st Res Grid Desc: Line 1 # Units 1			
Grade: C	- Average			Level:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Year Blt: 1953	Eff Yr Blt:			Other:															
Alt LUC:	Alt %:			Upper:															
Jurisdct: G14	Fact: .			Lvl 2:															
Const Mod:				Lvl 1:															
Lump Sum Adj:				Lower:															
<b>INTERIOR INFORMATION</b>				Totals	RMs:	6	BRs:									3	Baths:	1	HB
<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD	Phys Cond: GD	- Good	18. %	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 1	Functional:	- Drywall		Interior:	1	6	3												
Sec Int Wall:	Economic:	%		Additions:															
Partition: T	Special:	- Typical		Kitchen:															
Prim Floors: 3	Override:	- Hardwood		Baths:															
Sec Floors:	Total:	18.6 %		Plumbing:															
Bsmnt Flr: 12	- Concrete			Electric:															
Subfloor:				Heating:															
Bsmnt Gar: 1				General:	Totals														
Electric: 3	- Typical			1	6	3													
Insulation: 2	- Typical			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>							
Int vs Ext: S				Basic \$ / SQ: 110.00				Rate Parcel ID Typ Date Sale Price				SUB AREA DETAIL							
Heat Fuel: 1	- Oil			Size Adj.: 1.19510055															
Heat Type: 3	- Forced H/W			Const Adj.: 1.02089775															
# Heat Sys: 1				Adj \$ / SQ: 134.208															
% Heated: 100	% AC:			Other Features: 78000															
Solar HW: NO	Central Vac: NO			Grade Factor: 1.00															
% Com Wal	% Sprinkled			NBHD Inf: 1.00000000															
MOBILE HOME				NBHD Mod:															
SPEC FEATURES/YARD ITEMS				LUC Factor: 1.00															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
19	Patio	D	Y	1	19X32	A	AV	2014	2.87	T	5	101			1,700		1,700		
<b>PARCEL ID</b> 076-0-0004-0002.0																			
More: N	Total Yard Items:	1,700	Total Special Features:													Total:	1,700	IMAGE	AssessPro Patriot Properties, Inc